104.0	0005	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,400 / 791,400
					USE VALUE:	791,400 / 791,400
					ASSESSED:	791,400 / 791,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
315		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLEMAN TIMOTHY J & SONYA G
Owner 2:	
Owner 3:	
Street 1:	315 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .215 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1848 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9384.000	299,100	1,200	491,100	791,400
Total Card	0.215	299,100	1,200	491,100	791,400
Total Parcel	0.215	299,100	1,200	491,100	791,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.25 /Parcel: 428.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 67135
GIS Ref:
GIS Ref:
Insp Date: 10/02/18

!8290!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0005-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,100	1200	9,384.	491,100	791,400		Year end	12/23/2021
2021	101	FV	289,300	1200	9,384.	491,100	781,600		Year End Roll	12/10/2020
2020	101	FV	289,300	1200	9,384.	491,100	781,600	781,600	Year End Roll	12/18/2019
2019	101	FV	229,700	1200	9,384.	491,100	722,000	722,000	Year End Roll	1/3/2019
2018	101	FV	229,700	1200	9,384.	420,900	651,800	651,800	Year End Roll	12/20/2017
2017	101	FV	229,700	1200	9,384.	392,900	623,800	623,800	Year End Roll	1/3/2017
2016	101	FV	229,700	1200	9,384.	336,700	567,600	567,600	Year End	1/4/2016
2015	101	FV	216,100	1300	9,384.	301,700	519,100	519,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:04:20

LAST REV

Date	Time
07/25/19	10:26:31
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8290

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUETER JOHN	1194-139		9/30/1998		296,000	No	No	Y	

USER DEFINED

Prior Id # 1:	67135
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2012	589	Manual	3,100					
9/30/2010	2073	Wood-Sto	1,000					
8/29/2007	760	Porch	18,000			G9	GR FY09	CONVERT DECK TO EF

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
6/15/2009	Measured	189	PATRIOT
10/31/2000	Hearing Chag	201	PATRIOT
11/20/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/25/1999	Measured	264	PATRIOT
8/28/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9384		Sq. Ft.	Site		0	70.	0.75	4									491,064						491,100	

Total AC/HA:	0.21543	Total SF/SM:	9384	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	491,064	Spl Credit		Total:	491,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.21818185
Const Adj.:	0.99989998
Adj $ / SQ:	133.987
Other Features:	88519
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367404
Depreciation:	68337
Depreciated Total:	299066

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

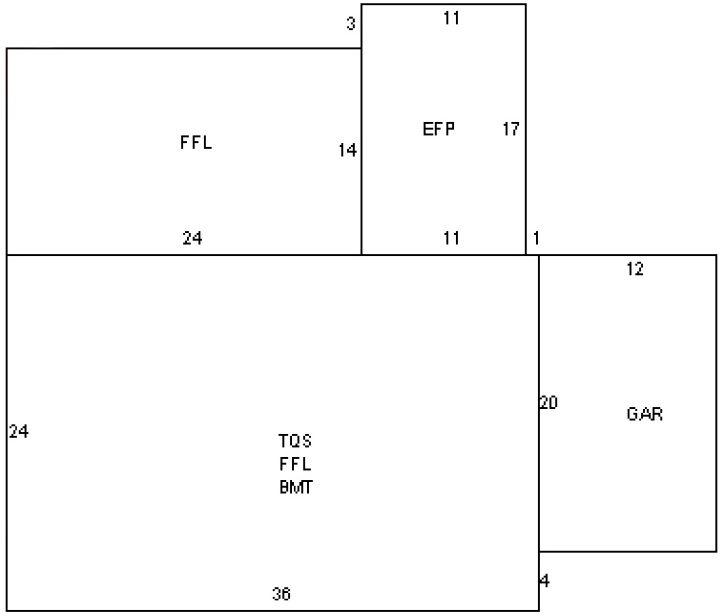
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.99
Special Features:	0	Val/Su Net:	110.49
Final Total:	299100	Val/Su SzAd	161.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,200	133.990	160,784
TQS	3/4 Story	648	133.990	86,823
BMT	Basement	432	40.200	17,365
GAR	Garage	240	25.410	6,099
EFP	Enclos Porch	187	41.780	7,813

Net Sketched Area:	2,707			Total:	278,884
Size Ad	1848	Gross Area	3355	FinArea	1848

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0005-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	2004	0.00	T	12	101						
19	Patio	D	Y	1	24X18	A	AV	2004	3.12	T	12	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:	Total: 1,200